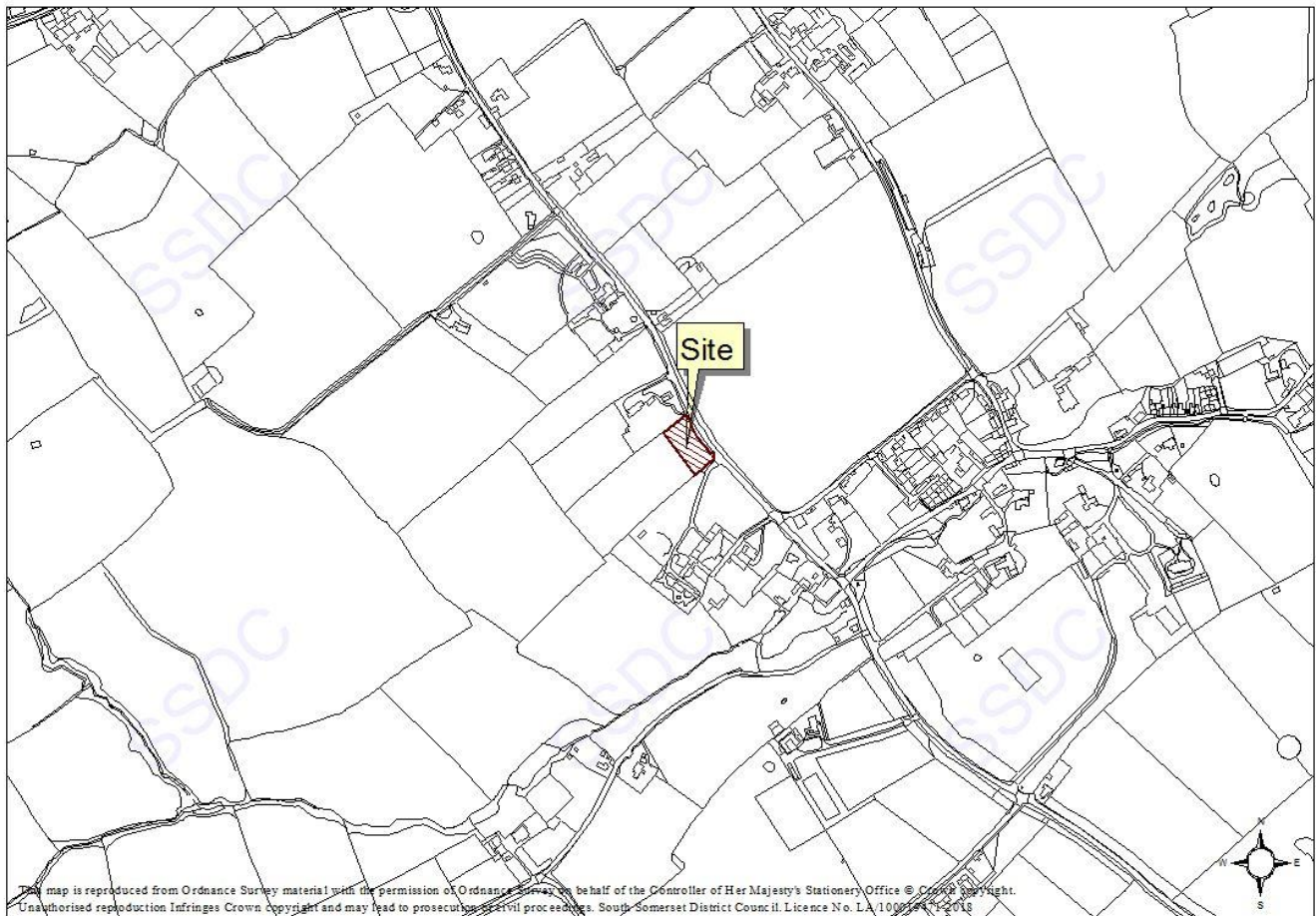
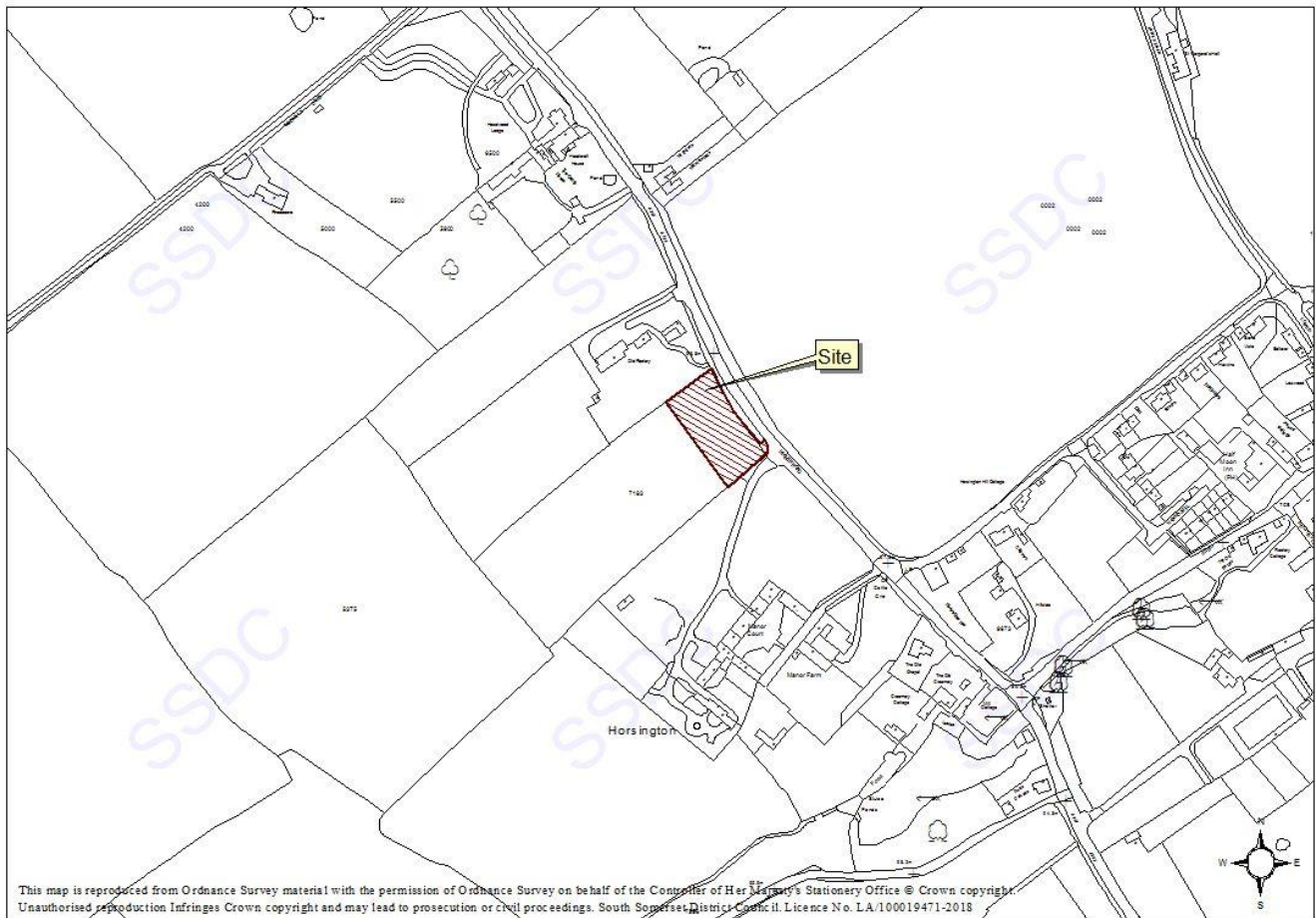


Officer Report On Planning Application: 18/00990/FUL

Proposal :	The erection of a detached single storey dwelling with associated landscaping works.
Site Address:	Land OS 7183 High Road Horsington
Parish:	Horsington
BLACKMOOR VALE Ward (SSDC Member)	Cllr William Wallace Cllr Hayward Burt
Recommending Case Officer:	Jeremy Guise Tel: 01935 462645 Email: jeremy.guise@southsomerset.gov.uk
Target date :	22nd May 2018
Applicant :	Mr & Mrs Cockerell
Agent: (no agent if blank)	Mr Matt Williams Brimble Lea & Partners Wessex House High Street Gillingham SP8 4AG
Application Type :	Minor Dwellings 1-9 site less than 1ha

This application has been called to East Area Planning Committee at the request of ward members and with the agreement of the chairman, because of policy SS2. This application should come before committee as it is in a parish with more than two services and is meeting a housing need for elderly people.





SITE DESCRIPTION AND PROPOSAL

The application site is a rectangular shaped piece of agricultural land located between Manor Court residential complex and The Old Rectory approximately 1.5 miles from the village centre. The site is bounded on the north western and north eastern side by established hedges and the A357 (High Road) off which it shares an agricultural access with Manor Court in the far eastern corner. It is separated from the agricultural field of which it forms part by a post and wire fence along the south west boundary.

Planning permission is sought for the erection of a detached single storey dwelling (85sqm) with associated landscaping works. The dwelling is shown located in the central northern part of the site with parking spaces to the south. The existing field access is upgraded into a drive for the dwelling.

Externally the dwelling has the appearance of a large shed: cedar weatherboarding with double Roman tiles roof. Internal plans show a two bedroomed bungalow with combined kitchen /living room bathroom and utility room cedar clad timber weather boarding with double roman tile roof.

The application is accompanied with a Planning Statement prepared by Brimble Lea Associates. It states:-
The Application seeks full planning permission for the election of a single storey dwelling and the provision of a driveway, parking and turning area off the existing vehicular access. the proposed dwelling will have local sawn cedar timber weatherboard elevations with timber windows and doors and a brick plinth, underneath a dual-pitched double Roman roof. The existing site boundaries will be retained and a new post and rail fence will be erected along the south west boundary of the site to separate the development from the field.
The applicants live at 26 Horsington but this property, together with 27, is owned by Mr Cockerell's mother and these two properties need to be sold to fund his mother's care at Carrington House Care Home in Wincanton. Four generations of Mr Cockerell's family have lived in the village and the Applicants, having themselves lived in the village for over 20 years, would dearly love to stay but there are no suitable or available properties. This development proposal has therefore come from established members of the local community and it has also been tested /checked through local consultation and engagement with the District Council's Planning Team.

Horsington Parish Council and the District Ward Councillors.

And concludes:-

The proposed development will have a neutral impact on the environment and there will be no adverse impacts that significantly and demonstrably the combined weight of the social and economic benefits. As such, the proposal will achieve sustainable development and the LPA is respectfully requested to grant permission in accordance with the presumption in favour set out in local Plan policy SD1 and paragraph 14 in the NPPF.

HISTORY

16/04707/PREAPP - Single storey dwelling - no support offered 02/11/2016

12/04206/OSUC - Water main replacement scheme - Application permitted with conditions 06/11/2012

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF state that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

For the purposes of determining current applications the local planning authority considers that the adopted development plan comprises the policies of the South Somerset Local Plan 2006 2028 (adopted March 2015).

The policies of most relevance to the proposal are:

Policies of the South Somerset Local Plan (2006-2028)

Policy SD1 - Sustainable Development

Policy SS1 - Settlement Strategy

Policy SS2 - (Development in Rural Settlements);

Policy EQ2 - General Development

Policy EQ3 - Historic Environment

Policy EQ4 - (Biodiversity)

Policy TA1 - (Low Carbon Travel)

Policy TA5 - Transport Impact of New Development

Policy TA6 - Parking Standards

National Planning Policy Framework

Chapter 6 - Delivering a wide choice of high quality homes

Chapter 7 - Requiring Good Design

Chapter 10 - Meeting the challenge of climate change, flooding and coastal change

Chapter 11 - Conserving and Enhancing the Natural Environment

Chapter 12 - Conserving and Enhancing the Historic Environment

Other Material Considerations

Somerset County Council Parking Strategy

CONSULTATIONS

Horsington Parish Council - Discussed this application at a meeting yesterday and there were no objections.

SSDC Ecologist - I've considered this application and I don't have any comments nor recommendations to make.

County Highway Authority - Standing advice applies

SSDC Highways Consultant - Consider the sustainability of the site in transport terms (accessibility and connectivity). As this is Full application, details need to be submitted in respect of the access arrangements - including the extent of visibility splays at the access (requiring to be commensurate with vehicle speeds on the A357), geometry, surface, drainage, on-site parking and turning.

Amended details have been provided

SSDC Conservation Officer - Firstly, the location is generally isolated. Development here is in the form of isolated substantial dwellings, set in large plots, separated by fields. The gaps between existing plots are important to local character, which is quite different from the main village to the east.

Secondly, the site abuts a listed building group to the south. This isn't addressed in the submission. Currently the converted farm buildings to the north of the farmhouse are accessed adjacent to the proposed site. Adding a building here will alter the approach to the site, with the potential to dilute the farmstead rural setting.

As such I am of the view that the proposal causes harm to the setting of the listed building group and the character of the area.

REPRESENTATIONS

Five letters of representation have been received. Three offer support and two raise objection to the proposal.

- *The grounds of support can be summarised as follows:-*
- *The building is single storey*
- *The applicants have lived here for many years / all their lives and wish to stay in the village*
- *They are an old village family that have lived in Horsington for generations. It is very important for the village that families with established roots here are enabled to stay*
- *Proposal would benefit future residents by providing smaller properties in the village*

The grounds of objection can be summarised as follows:-

- *The A357 has become a very busy and dangerous road, sadly there have been a number of fatalities over recent years and this proposal would mean an increase in vehicle access.*
- *There is no mains drainage, so septic tank would be required and the land is very wet.*
- *If planning is granted, we would appreciate the planting of an evergreen hedge on the boundary between the site and our field to help hide the buildings from our house*
- *Approval is largely based on the premise s that low price housing is in short supply in the area, and approval would benefit the local economy. I agree the urgent need for low price affordable (starter) homes in the area and a boost to the economy would be welcome, but I believe would be very marginal, if at all.*
- *The current application is for a small dwelling, nevertheless its position and other attributes would not make it cheap to purchase. Further, it might be extended in future and then command a higher sale price thus defeating the intention of providing low cost housing.*
- *In addition approval would set a precedent to develop other potential sites along this road as well as more builds on the same site considering where the present application places the building at one end of the site being applied for. This would seem to be detrimental to current environmental and conservation schemes for the area.*
- *It also raises the question of how this precedent might be used for adjoining land, some of which has listed buildings, and the 'open aspect intention for this area?*
- *I understood that this field is part of an agricultural holding without any building presently on it, so if approval were granted I question on what grounds the change of use be permitted?*
- *Also, the site adjoins or is part of a Conservation area. Either way, when the conservation area was decided, was it not assumed that this land would remain agricultural thus retaining the concept for the area?*
- *Even though the current plan indicated a single storey design, that and other domestic; additions would nevertheless alter the skyline to the detriment of all those passing by.*

CONSIDERATIONS

Principle of Development

The application site for the proposed dwelling is located in the countryside, outside a recognised settlement, where strict restraint policies are applied to new residential dwellings. These are set out in policy SS1 Settlement Strategy which states:-

Yeovil is a strategically significant town and the prime focus for development in South Somerset

The following are Market Towns where the provision will be made for housing, employment shopping and other services that increase their self- containment and enhance their roles as service centres

Primary Market Towns: Chard, Crewkerne, Ilminster and Wincanton

Local Market Towns: Ansford/Castle Cary, Langport/Huish Episcopi and Somerton

The following are Rural Centres which are those market towns with a local service role where provision for development will be made that meets local housing need , extends local services and supports economic activity appropriate to the scale of the settlement:

Rural centres: Bruton, Ilchester, Martock/Bower Hinton, Milborne Port, South Petherton and Stoke sub Hamdon.

Rural Settlements will be considered as part of the countryside to which national countryside protection policies apply (subject to the exceptions identified in policy SS2)

Horsington has limited services and facilities, but site is located some distance from the closest of them and there are no pavements streetlights in the immediate vicinity

Residents would be entirely reliant on motor vehicles, as it is very unlikely that they will walk along a busy main road. Allowing piecemeal residential development in the countryside undermines the objectives set out in policy SS1 and sets an unwelcome precedent that makes it more difficult to refuse similar ribbon development along main roads in rural areas.

A number of letters in support of the proposal have been received from local addresses citing the applicant's connection to the village and their desire to continue to live there. However, planning policy does not distinguish between established and new residents, giving preferential consideration to proposals which seek to house established residents. Each planning application falls to be considered upon its merits, or otherwise, regardless of whether or not the applicants have a local connection.

Visual amenity

The proposal is considered to have an adverse impact on the character of the landscape and the curtilage of listed Manor Court

Highways

The proposal utilises and upgrades an existing field access

The site is located in a relatively isolated rural location where all shops and services will need to be accessed by car. Such locations are considered to be contrary to Policy TA5, Transport Impact of new Development, insofar as they do not maximise the potential for sustainable transport by (ii) securing safe and convenient access on foot, cycle and public transport that addresses the needs of all.

Finally, the proposal is for new residential development, but does not include the provision of a charging point for electric vehicles as per the requirement of Policy TA1ii Low carbon Travel. In the absence of a convincing case for a new dwelling in this location this provides another reason for refusal.

RECOMMENDATION

Refuse for the following reasons:

01. The proposal would result in a new, car dependent, dwelling in a sparsely developed rural location some distance from the centre of the village where there is no safe pedestrian route to the centre of the settlement. It is not of exceptional design or intended to house an agricultural worker. As such it is contrary to Policy SD1, Sustainable Development; Policy SS1, Settlement Strategy and Policy TA5, Transport Impact of New Development of the adopted South Somerset Local Plan and paragraph 55 of the NPPF.
02. The proposal would result in the encroachment of domestic features upon the rural landscape and adversely affect the setting of the listed building group and the character of the area. As such it is contrary to Policy EQ3 Historic Environment and EQ2 General Development of the adopted South Somerset Local Plan and paragraph 131 of the NPPF.
03. The proposed new residential development does not include 16amp electric charging points and, as such, does not contribute positively towards low carbon travel as required by Policy TA1ii of the adopted South Somerset Local Plan and paras 93 and 94 of the NPPF.

Informatives:

01. This decision is based on the following plans: 1393/1; 1393/2 and 1393/3 received 26th March 2018 and unnumbered access and sightline drawings submitted 16th May 2018.
 02. In this case the applicant was advised how the proposal did not accord with the Development Plan, and that no material considerations were apparent that would outweigh these matters
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